

**435 & 437/437A  
Oakleigh Road North  
Whetstone  
London  
N20 0RU**

85.16 sq m (917 sq ft)

**Restaurant & Flat  
TO LET**



- **Double Frontage**
- **Front Car Parking**
- **2 Bed Self Contained flat**



**LOCATION:** The property occupies a prominent position on the north side of Oakleigh Road North. This is a local retail parade, with adjoining occupiers including a convenience store, some restaurants, dry cleaners and a florist.

**DESCRIPTION:** The property comprises interconnecting restaurant areas, with rear kitchen and storage areas and customer WCs. The upper parts provide a self-contained, centrally heated two bedroom maisonette with lounge, kitchen & bathroom.

**RESTAURANT ACCOMMODATION:**

Area	Size	
Ground Floor (Sales & Kitchen)	71.65 sq m	771 sq ft
Storage	7.04 sq m	76 sq ft
<b>Total Net Floor Area</b>	<b>78.69 sq m</b>	<b>847 sq ft</b>
Gross Internal Area	85.16 sq m	917 sq ft

**SERVICES:** Mains gas, water and electricity are believed to be connected to the subject property. The residential maisonette has gas fired central heating. **NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.**

**TERMS & TENURE:** The entire property including the shop and flat is available on a new full repairing and insuring lease for a term of years to be agreed. The proposed rental is £24,000pa, subject to five yearly rent reviews. Alternatively a Lease of the ground floor restaurant can be agreed at a rental of £17,000pa.

**BUSINESS RATES:** Rateable Value 2017; £12,750. Applicants should verify the rates payable with the local authority.

**PLANNING:** It is considered the property has planning approval for A3 (hot food & drink) and possibly A5 (Take Away). Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

**ENERGY PERFORMANCE CERTIFICATE:** Restaurant D (89). Flat D (57)

**VAT:** All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

**LEGAL COSTS:** The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

**VIEWING STRICTLY BY APPOINTMENT:** Please contact Alex Jackson: [alex.jackson@dayandbell.co.uk](mailto:alex.jackson@dayandbell.co.uk) Extension 2223

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